

# ATTACHMENT S – SUPPLEMENTAL CONDITIONS

## Districtwide Roof Safety Improvements Rebid

The following supplementary conditions are part of the project's requirements to stipulate and clarify inclusions, exclusions, and other information. These requirements are in addition to the requirements found elsewhere in the project documents. Any scope included within the supplementary conditions is a requirement of the contract. Scope inclusions that are not utilized during the course of construction will be credited back to Grossmont Union High School District (GUHSD) upon completion of the project.

- I. **PROJECT INTENT:** It is the intent of this project for the Prime Contractor to furnish and install new guard rail systems, caution safety striping, warning safety striping, ladder brackets with danger warning signage, roof hatch railing systems, smoke hatch replacement, door hardware improvements, ADA improvements at West Hill HS parking lot and removal and replacement of existing skylights at the locations identified in the Contract Documents. The prime contract shall include in their bid all necessary roofing materials, labor, and accessories to achieve a fully warranted roof system. The Prime Contractor is responsible for coordination with the roofing system manufacturer to determine which details are required at each condition in order to provide a warrantable system. If the appropriate details for a specific site condition require additional accessories, such as nailers, flashings, fasteners, termination bars, etc. it is the Prime Contractor's responsibility to provide those components for a complete and warrantable system. No change orders will be issued for additional labor or materials to address an existing condition which is currently visible. It is not the contractor's responsibility to provide resources for deficiencies in the existing substrate or structure which are not currently visible.
  
- II. **GENERAL REQUIREMENTS:** The following general requirements apply to all work included in this contract:
  1. Prime Contractor has reviewed the project sites via Attachment Q - Existing Condition Virtual Tour and is aware of existing conditions.
  2. Prime Contractor can be addressed throughout the Contract Documents as 'Prime Contractor,' 'Contractor' or 'General Contractor.'
  3. The project is located across multiple occupied and active High School/adult campuses. Prime Contractor is responsible to ensure construction activities do not affect Campus operations. Prime Contractor must sequence and schedule work to permit uninterrupted and safe use of the campuses by staff and students. Coordinate all site access with the Construction Manager and site Manager of School Facilities (MSF) prior to starting work.
  4. Comply with all City, County and State requirements, prepare haul route and obtain permits, as required. Include preparation of all paperwork; haul route maps, applications, etc., as required by the local municipality. If required, include erosion control measures.

5. Maintain fire department access requirements, emergency access for District personnel and construction personnel.
6. Obtain and comply with all applicable AQMD and/or APCD permits (if required) and CAL/OSHA safety requirements.
7. Provide dust control for work operations.
8. Provide all necessary railings, barricades, fall protection, and safety devices related to all work including demolition in compliance with all Local, State and Federal agencies including temporary shoring and structural bracing. Remove all temporary items when no longer required.
9. Provide protection for all existing finishes, pipe/conduit and skylights scheduled to remain. This may include installation and maintenance of dust and weather barriers around existing buildings.
10. Provide flagmen as required during the movement of vehicles and equipment around the campus. It is understood that the work will take place within an operating campus and that the Prime Contractor is solely responsible to protect the public and maintain uninterrupted access to the campus by the general public.
11. Perform work during off- hours as required to avoid disruption of campus operations.
12. Prime Contractor will be responsible for collateral damage to areas or finishes not scheduled for demolition as a result of their operations.
13. Prime Contractor must provide a construction schedule within ten (10) calendar days of notice to proceed for District and Construction Manager (CM) review. The schedule is expected to include all of the Prime Contractor's scope of work and shall include a clear logic-driven critical path. The construction schedule must be approved by GUHSD in order to consider the schedule the 'Master Baseline Schedule' for the project. If the Prime Contractor proceeds with work without a GUHSD approved schedule, all Prime Contractor claims for delays shall be invalid. The approved Master Construction Schedule must include but is not limited to the following activities:
  - a) Critical Path submittals
  - b) Critical Path procurement items
  - c) Demo existing skylights
  - d) Prepare surfaces to receive skylight
  - e) Flashing
  - f) Install new skylight
  - g) Sealant
  - h) Miscellaneous patching/remedial work (i.e. rough carp, drywall, painting, etc.)
  - i) Water test
  - j) Roof safety striping
  - k) Guard rail installation

- l) Access gate / safety gate installation
  - m) Asphalt / striping
  - n) Door hardware
  - o) Smoke vent replacement
  - p) Five (5) GUHSD Awarded Rain days
  - q) Five (5) GUHSD Awarded Test Days
  - r) Punchlist
  - s) Roofing Manufacturer Final Report(s)
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- 14. Prime Contractor has included the necessary resources to perform the Prime Contractor's scope within the project start and completion dates provided in the Contract Documents. Necessary resources may include but are not limited to crew sizes, overtime, timely procurement, expediting orders, timely submittals, timely Prime Contract submittals (i.e. bonds, insurance, labor compliance, etc.), insurance renewals, cost escalation, multiple mobilizations, safety measures, testing, etc..
  - 15. Submit product data and shop drawings for each campus no later than twenty (20) calendar days after receipt of the Preliminary Notice of Award (PNOA). The District and CM will only review product data for conformance with the material references contained herein. It is the Prime Contractor's responsibility to have all details and shop drawings approved by the product manufacturer to ensure that the installed system is warrantable.
  - 16. Prime Contractor has included the costs for off-site storage of project materials should inefficient area be available at the job site. Material shortages may require immediate procurement of material. If storage space is required to help mitigate procurement issues, please communicate this need with the District and we will work with the Prime Contractor as best as possible.
  - 17. It is understood that the supplementary conditions contained in the Contract Documents are a material element of this Contract and scope of work.
  - 18. Prime Contractor may use the domestic or irrigation water service on site. If this is insufficient, Prime Contractor shall arrange and pay for all other necessary water services. Obtain permits and meters from governing Water District if use of fire water is required. Prime Contractor shall pay for any use of fire water.
  - 19. Prime Contractor may use the electrical services on site. Prime Contractors shall provide temporary power systems to support construction activities, as required.
  - 20. Prime Contractor shall walk each site and provide the Construction Manager a video & photos of existing conditions (i.e. damaged curbs, raveling, damage systems, etc.) prior to commencing work. This deliverable is crucial to establishing the existing condition of the project site(s); therefore any pay-applications submitted for work in-place will be rejected until this deliverable is satisfied. Prime Contractor shall remedy any damage resulting from Prime Contractor's work.

21. Protect all existing hardscape, barricades, roofing membrane, roof accessories, trees, etc. that may be damaged during work operations.
22. Protect all existing structures/utilities/benchmarks/miscellaneous items as required, including but not limited to all existing signage, pipe and conduit, existing skylights, existing concrete sidewalks, interior finishes when working inside of buildings.
23. It is the Prime Contractor's responsibility to protect all existing utilities from damage caused by their operation.
24. At the conclusion of all work power wash all surfaces affected by Prime Contractor's work and clean all other surfaces that exhibit dirt, dust or debris from work in this Contract. 'Other surfaces' include but are not limited to walls, floors, windows, light fixtures, exterior walls/parapets around skylight, etc. In an effort to prevent damage or the level of cleaning described above for the interior of the admin building.
25. Any landscaping, irrigation or hardscape damaged during the course of construction must be repaired to its original, before-construction-condition, at no additional cost to the District.
26. Prime Contractor shall utilize the District's E-Builder contract management software program for project communication/documentation. Prime Contractor shall direct all communication to the Construction Manager, per the General Conditions of this Contract.
  - A. RFI's will be processed through E-Builder. The Prime contractor is responsible for generating the RFI and providing all applicable attachments in E-Builder. Each RFI generated by the Prime Contractor is expected to be inclusive of all necessary information (i.e. plan sheets, detail callouts, photos of conditions, measurements, etc.) for the RFI to be reasonably understood by the reviewer. RFI's are to be written in a logical, professional manner. If RFI's do not meet the above criteria, the Construction Manager will not process the RFI through to the Reviewer until Prime Contractor revises the content to meet the expectations.
  - B. The submittal register will be submitted to CM in an excel sheet for review. Once accepted, the Prime Contractor will upload the register into E-Builder for the submittal tracking process. The register items in E-Builder should be structured to reflect each complete PDF package that will be submitted (not each submittal item in the specifications). Each submittal package shall be reviewed and stamped by the Prime Contractor, prior to submission to E-Builder, to ensure the contents of the package meet the expectations of the Contract Documents. Prime Contractor's stamp shall signify and acknowledge that the Prime Contractor has verified that the submittal meets the project-specific submittal requirements for the respective submittal.
  - C. The project SOV and subsequent payment applications will be processed through E-Builder.
  - D. All Potential Change Orders will be uploaded by the Prime Contractor for processing.

27. A safety Job Hazard Analysis (JHA), task-specific Activity Hazard Analysis (AHA) and a complete fall protection plan shall be submitted to the Construction Manager for review prior to the start of work activities. Prime Contractor must submit their Injury and Illness Prevention Program (IIPP) prior to performing work on the project site.
28. If the Prime Contractor pursues product substitution, it is the Prime Contractor's responsibility to guarantee the substituted product will not contribute to preventing project completion within the contract timeframe. Note: This project contains basis of design products/systems. Prime Contractor must request substitutions through GUHSD's substitution procedures during the bid phase in order to deviate from the basis of design products/systems. Product substitution is not permitted post-bid. Products and equipment specifically included in the contract documents must be used unless Prime Contractor is able to prove that the proposed product provides a monetary benefit to the District or prove that the specified product is no longer available.
29. Prime Contractor shall provide sufficient on-site bathrooms/restrooms/hand-wash stations, as required to meet CalOSHA regulations. No on-site bathrooms/restrooms or facilities shall be used by the Prime Contractor or their tiered sub-Prime Contractors.
30. Prime Contractor is required to attend weekly Prime Contractor meetings as required by the Construction Manager. The representative attending the meeting shall be familiar with the project and sufficiently empowered to make decisions regarding the Prime Contractor's scope of work.
31. In the event of discrepancies or if an item/system is not clearly defined prior to the bidding deadline, Prime Contractor shall assume the most stringent, higher quality and greater quantity of work for bidding purposes. If Prime Contractor still requires clarification after awarded the project, Prime Contractor shall generate an RFI. If appropriate, a deductive change order shall be issued if the clarification results in a reduced scope. Again, it is the intent of this contract that the Prime Contractor provide a complete and warranted roofing system. All labor and material required to achieve that intent, based on the currently visible conditions, shall be included in the Prime Contractor's Bid.
32. Should a utility shutdown be required, provide a minimum of 72 hour notice to the construction manager for coordination with the District.
33. Include all provisions to maintain utilities, mechanical, electrical, plumbing and fire protection services to occupied buildings, site equipment/services/components and any other buildings on campus that are outside the limits of work. These services are to remain fully functional throughout the entire course of the project. This specifically includes but is not limited to performing work out of sequence, installing temporary piping/systems, temporarily cutting/capping piping to assist in other demo operations, etc. The maintenance of said utilities may not be specifically detailed or noted on the plans.

34. All surfaces of existing building and site components shall be inspected and accepted by the Prime Contractor prior to start of any work. Application of Prime Contractor's work shall constitute acceptance of the existing building and site components.
35. For bidding purposes, the Prime contractor shall assume that no onsite parking will be provided. The project team will coordinate site access and parking on a campus-by-campus basis once the project schedule and sequence is known.
36. Prime Contractor shall comply with all District labor requirements including the use of LCP Tracker.
37. Prime Contractor is responsible for all demolition and disposal necessary to achieve the requirements and intent of this contract. If the Prime Contractor identified during demolition materials that may be hazardous, immediately notify the Construction Manager.
38. Prime Contractor is solely responsible for the means and methods necessary to achieve the requirements and intent of this project.
39. Procurement: It is the intent of this project to procure all material in-time to complete the Prime Contractor's scope within their respective schedule duration. Within fifteen (15) days of the Preliminary Notice of Award (PNOA), Prime Contractor shall provide notification of all material/equipment availability and lead times. If any material is unavailable or is anticipated to affect the project completion date, Prime Contractor shall notify the Construction Manager.
40. Prime Contractor has reviewed General Conditions section 7.7 – Cost of Change Orders. If Prime Contractor has been authorized by a Scope Change Directive (SCD) on a Time and Material (T&M) basis, Prime Contractor shall provide signed T&M tickets in Prime Contractor's final Potential Change Order (PCO)/Change Order Request (COR). If a T&M ticket has not been signed by the Construction Manager or an applicable District Representative within 48-hours of the work taking place, the District reserves the right to reject said T&M ticket. T&M tickets must include the correct laborer (including corresponding labor class) who performed the work and that matches with the Prime Contractor's certified payroll records. Note: Prime Contractor's crew trucks are not compensable equipment items and shall be covered in Prime Contractor's overhead and profit, per section 7.7.2.3-vc.
41. Prime Contractor shall comply with all current COVID-19 regulations applicable to the Project site location while Prime Contractor or its subcontractors are on site. COVID-19 regulations include but are not limited to state orders, local orders & county orders.
42. Prime Contractor includes all transport, hoisting equipment, crane services and rigging required for its work. Prime Contractor is responsible to provide, erect and dismantle all ladders, scaffolding and man lifts required to perform work. Prime Contractor is responsible for engineering all scaffolding proposed to be used on the project. If at any time the Prime Contractor chooses to erect scaffolding on a suspended surface/or

surface above-grade, Prime Contractor shall perform its own Structural Engineering study to ensure proposed scaffolding plan does not compromise the existing/new structure or anyone's safety. Prime Contractor shall supply the Construction Manager and District's safety consultant with all scaffolding plans and crane pick plans for supplemental review. Safety Consultant and Construction Manager will not accept or approve crane pick plans or scaffolding plans. The safety and execution of the crane pick plans and scaffolding erections are the responsibility of the Prime Contractor and shall adhere to the Prime Contractor's IIPP and all OSHA requirements.

43. Prime Contractor includes daily clean-up of all debris. All debris generated by this Prime Contractor shall be removed daily and disposed of offsite by this Prime Contractor. Prime Contractor will also provide a clean-up laborer for 2 hours each week to be included for the duration of the project.
44. Prime Contractor includes ALL preventative water intrusion measures at locations of existing roofing removal/disturbance concurrent to Prime Contractor procuring new roofing material. Preventative water intrusion measures shall include but are not limited to installing temporary peel and stick roofing patches in the roofing voids that are acceptable to the roofing manufacturer.
45. Prime Contractor shall include sixty (60) additional labor hours for miscellaneous additional work. The 60 labor hours shall be assumed at a Journeyman Laborer fully burdened wage rate. Only the Construction Manager/District may authorize the use of these hours.
46. Prime Contractor shall include sixty (60) additional labor hours for additional Rough Carpentry work. The 60 labor hours shall be assumed at a Journeyman Laborer fully burdened wage rate. Only the Construction Manager/District may authorize the use of these hours.
47. Prime Contractor shall include thirty (30) additional labor hours for additional Flashing/Roofing work. The 30 labor hours shall be assumed at a Journeyman Laborer fully burdened wage rate. Only the Construction Manager/District may authorize the use of these hours.
48. Prime Contractor shall include thirty (30) additional labor hours for additional Door Hardware work. The 30 labor hours shall be assumed at a Journeyman Laborer fully burdened wage rate. Only the Construction Manager/District may authorize the use of these hours.
49. Project Signage is to be determined by the District and Construction Manager. No company signs shall be placed on the project without expressed written consent from the District. Prime Contractor will provide all project signage.
50. Prime Contractor is responsible to determine the most similar available products for each campus's scope of work.



51. Prime Contractor shall notify the Construction Manager and Architect, in writing, of all inconsistencies in the project drawings/specifications and subsequent shop drawings prior to fabrication.
52. In the event of discrepancies or if an item/system is not clearly defined prior to the bidding deadline, Prime Contractor shall assume the most stringent, higher quality and greater quantity of work for bidding purposes. If Prime Contractor still requires clarification after awarded the project, Prime Contractor shall generate an RFI. If appropriate, a deductive change order shall be issued if the clarification results in reduced scope. Example: If the plans show a receptacle for a device/equipment but does not designate a panel/circuit for power, Prime Contractor shall assume the power will be fed from a spare circuit from the furthest panel within the building or the closest panel from the closest building.

**III. SITE SPECIFIC REQUIREMENTS:** The following clarify specific scope and access requirements for each project site:

1. Floor Protection: If Prime Contractor requires the use of a lift on a finish floor surface, Prime Contractor shall provide floor protection accordingly. For bidding purposes, Prime Contractor shall assume the minimum floor protection requirements include 5mil poly sheeting underneath two layers of 1/2" plywood (stagger joints of plywood).
2. The roof hatch railing systems shall be installed 8" above the horizontal surface elevation of the adjacent roofing system in order to maintain the 8" vertical roofing upturn at the existing roof hatches. If the roof hatch railing systems can not be installed 8" above the horizontal surface elevation of the adjacent roofing system, Prime Contractor shall write an RFI for further clarification/direction.
3. Prime Contractor shall coordinate with the District for access requirements at each campus/site. Prime Contractor is responsible for providing their own access (e.g. ladder) to each roof. If the Prime Contractor needs to enter the interior of any building the Prime Contractor shall coordinate with the District (i.e. facilities manager)/Construction Manager accordingly. If Prime Contractor must perform work from an interior occupied space throughout the course of the project, Prime Contractor must request access to said occupied one week in advance.
4. Roofing Warranty: Prime Contractor understands that the scope of this project interfaces with existing roofing systems at each campus/site and understands that the new scope of this project shall not in any way contribute towards voiding the roofing warranties in-place. The existing roof systems consist of roofing systems under warranty from the following roofing manufacturers: Johns Manville, Sika-Sarnafil & Carlisle Syntec Systems. It is the Prime Contractor's responsibility to contact the appropriate roofing manufacturer to ensure Prime Contractor's work has been installed per the Roofing Manufacturer's Warranty. Prime Contractor shall provide a written and signed roofing acceptance report from the associated roofing manufacturer, noting that the Prime Contractor's installed work has not voided any part of the active roofing warranty. When applicable, Prime Contractor may provide a photographic roofing report for the manufacturer to add to the corresponding roofing manufacturer guarantee file.



5. Seismic Cable Restraints: Prime Contractor is responsible for locating existing framing underneath roof sheathing in order to execute the Wiseman + Rohy Seismic Cable Restraint detail (Typical).
6. Warning Signage & Warning/Caution Lines/Striping: Prime Contractor shall prepare surfaces to receive ALL warning signage and warning/caution lines/striping, per the manufacturer's instructions and specifications.
  - a) Contractor includes an additional two hundred (200) lineal feet (LF) of warning safety striping. Only the Construction Manager/District may authorize the use of this additional striping.
  - b) Contractor includes an additional two hundred (200) lineal feet (LF) of Caution safety striping. Only the Construction Manager/District may authorize the use of this additional striping.
7. Prime Contractor includes furnishing and installing all demolition and ADA parking improvement work shown at West Hills High School, per the plans and specifications.
8. Prime Contractor includes provisions for deferred approval submittals. Deferred Approval submittals are required twenty (20) days after Preliminary Notice of Award (PNOA).
9. Smoke Vents: Prime Contractor includes provisions to carry a licensed fire alarm contractor to connect the new smoke vents to existing fire alarm detectors and relays. Prime Contractor includes provisions to program the new smoke vents into the fire alarm control panel, as necessary. Prime Contractor includes a minimum of ten (10) square feet of roofing removal and path-back at each smoke vent location in order to facilitate smoke vent installation. Prime Contractor shall include a minimum of 8" vertical up-turn of roofing material (Material per WHHS #75400 specification) around the full perimeter of each smoke vent, regardless of what is shown in the plans, so that Prime Contractor can maintain the roofing warranty.
10. Punchlist: In addition to the punchlist requirements found in the Front-end documents (i.e. General Conditions), Prime Contractor shall include provisions to include a photographed punchlist package for work complete at each building for review by the Owner, Architect, IOR and Construction Manager. Photographed punchlist package shall include photos of each piece of scope complete at each building/area of work.
11. Skylight Submittal and Procurement: The Prime Contractor shall immediately field measure the existing skylights that will be replaced and shall coordinate dimensions with the respective skylight manufacturer after the Preliminary Notice of Award (PNOA). Prime Contractor shall begin engaging a California licensed engineer to calculate and verify the skylight shop drawings that will be submitted to DSA. It is the Prime Contractor's option to utilize in-house engineering from Architectural Systems Incorporated (ASI), the main Kalwall distributor in San Diego. Prime Contractor shall provide their skylight shop drawings with engineered calculations within twenty (20) working days after the PNOA. This requirement is stand-alone from the submittal requirements noted in Section II-15 of these Supplemental Conditions. Based on the pre-bid RFIs received regarding the skylight procurement, DSA review time, quoted lead times from the manufacturer/distributor and the duration of the project, the District

has decided to extend the Contract Completion date in order to accommodate the skylight submittal and procurement process. Reference APPENDIX B – Kalwall Approved Installer List for approved installers.

12. This Supplemental Condition item is intended to address the pre-bid RFI #15, *“The virtual tour for the PAC building at West Hills is unavailable. The link leads to the gym. Please provide a link to the PAC building so the contractor can visualize the existing Smoke Vents.”* Please reference APPENDIX A – WHHS PAC ROOF for photographs of the PAC roof and smoke vents.
13. Additional site photos at West Hills HS: <https://cwdriver.egnyte.com/fl/diBlcdIUz7>
14. Additional site photos at Steele Canyon HS: <https://cwdriver.egnyte.com/fl/plkFK68xWn>

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# APPENDIX A - WHHS PAC ROOF





# APPENDIX A - WHHS PAC ROOF



# APPENDIX A - WHHS PAC ROOF



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# APPENDIX B - Kalwall Approved Installer List

## GUHSD Multi Campus Roof Safety Improvements – REBID

- **Buxcon Sheet Metal**
  - [tommy@buxconsheetmetal.com](mailto:tommy@buxconsheetmetal.com)
  - 619-448-0179
- **San Diego Sheet Metal**
  - [alex@sandiegosheetmetal.net](mailto:alex@sandiegosheetmetal.net)
  - 619-777-8757
- **PGC**
  - [alan@pgcconstruct.com](mailto:alan@pgcconstruct.com)
  - 951-545-1234
- **HSCC**
  - [ghostetler@hscbuilders.com](mailto:ghostetler@hscbuilders.com)
  - 619-244-8054